

Ventura Estates

City of El Paso — City Plan Commission — 2/21/2019

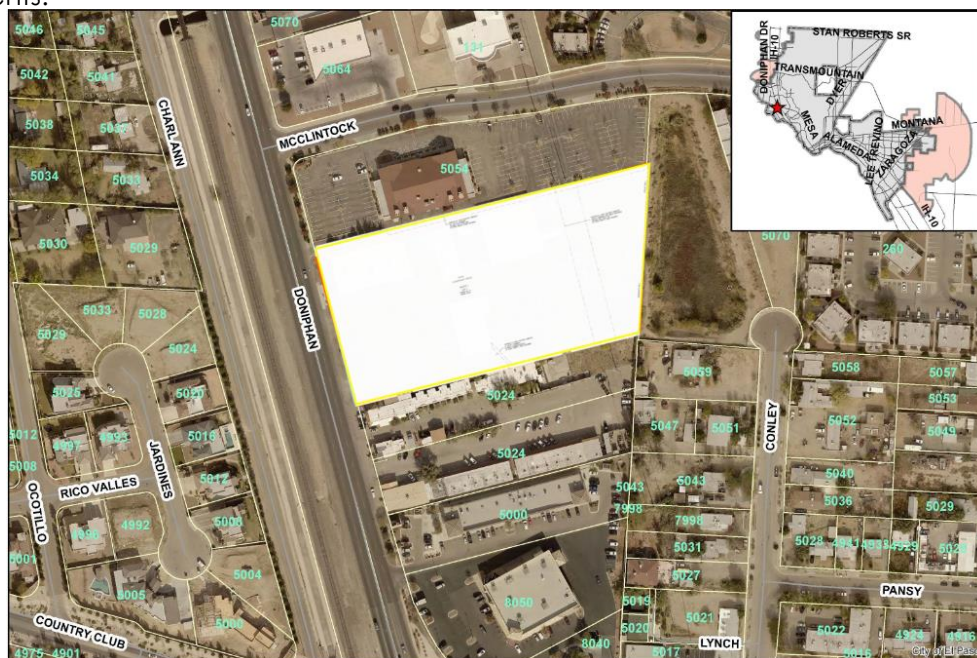
SUSU18 - 00092 — Major Combination



STAFF CONTACT:	Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
PROPERTY OWNER:	5044 Plus LTD.
REPRESENTATIVE:	Sitework Engineering
LOCATION:	North of Mesa and East of Doniphan, District 1
ACREAGE:	3.895
VESTED:	No
PARK FEES REQUIRED:	\$3,900
EXCEPTION/MODIFICATION REQUEST:	Exception to waive the required DSC improvements along Doniphan Drive.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Planning staff recommends approval of Ventura Estates on a major combination basis but denial of the exception request.

SUMMARY OF REQUEST: The applicant proposes to subdivide 3.895 acres of unplatted land into one commercial lot. The applicant will be dedicating 15' of additional ROW to comply with their proportionate share. This subdivision is being reviewed under the current subdivision code. Access to the proposed subdivision will be provided via Doniphan Drive.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee (DCC) recommends **approval** of Ventura Estates on a major combination basis, but **denial** of the exception request. The DCC believes that all improvements should be installed as per DSC requirements.



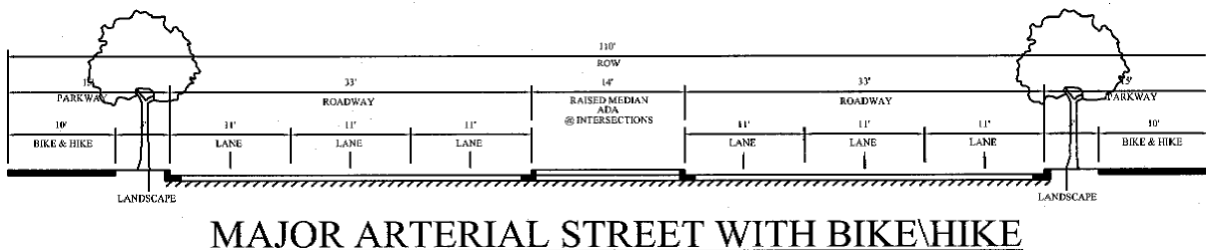
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exception for Doniphan Drive as per Section 19.10.050-A.

- To waive the construction of the 10' hike and bike.

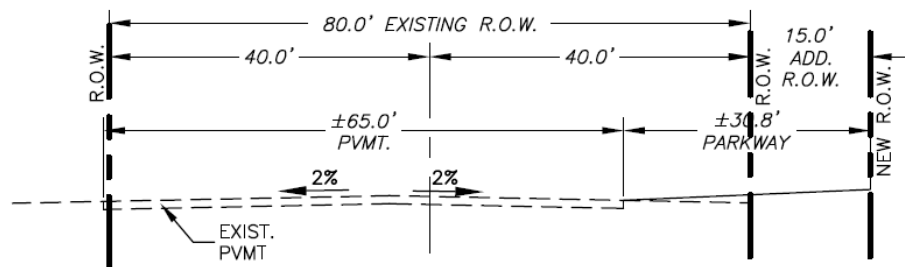
Required

The Design Standards for Construction (DSC) requires a major arterial street which consists of 110' of total right-of-way width with a bike and hike. The applicant's proportionate share of the right-of-way requires a 5' landscape parkway, and a 10' bike and hike.



Existing

The applicant proposes to preserve the existing conditions of Doniphan Drive which currently consists of 65' of pavement with no sidewalks and 30.8' landscape parkway. However, the applicant is proposing to dedicate 15' of additional ROW to comply with their proportionate share.

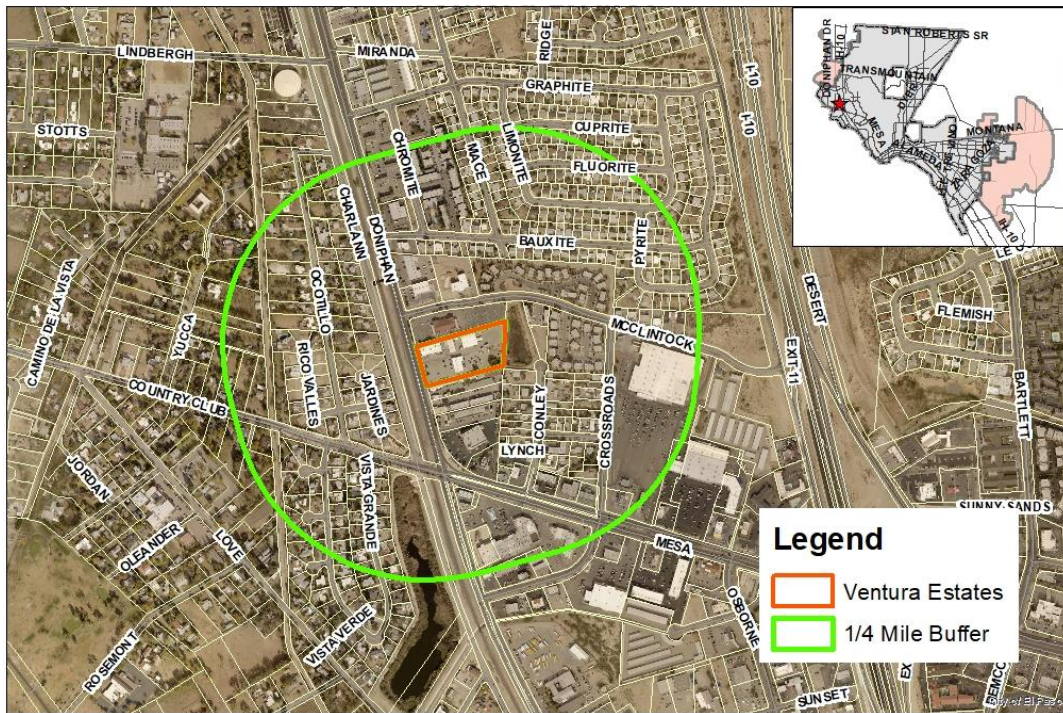


Section 19.10.050.A

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- C. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

The proposed waiver request to waive the improvements of the 10' hike and bike for Doniphan Drive **does** satisfy the criteria under Section 19.10.050-A (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision).



NEIGHBORHOOD CHARACTER: Subject property is zoned C-4 (Commercial). The surrounding land uses are residential, apartment and commercial. The nearest school is Bond Elementary School (.38 miles). The nearest park is Charl Ann Pond (.12 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A

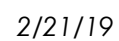
PLAT EXPIRATION:

This application will expire on **February 21, 2022**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

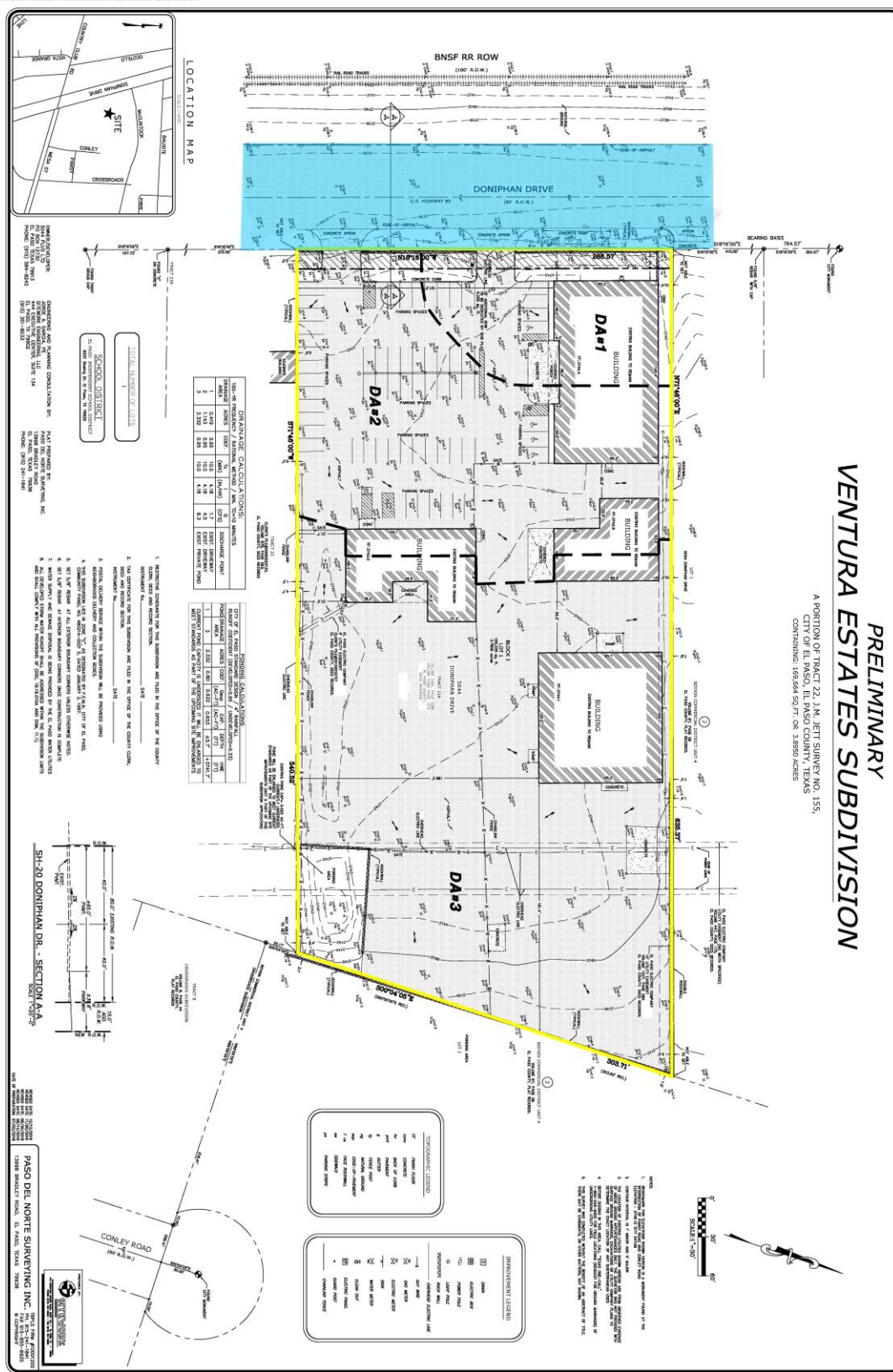
ATTACHMENTS:

1. Aerial Map
2. Preliminary plat
3. Final plat
4. Application
5. Exception Request
6. Department Comments

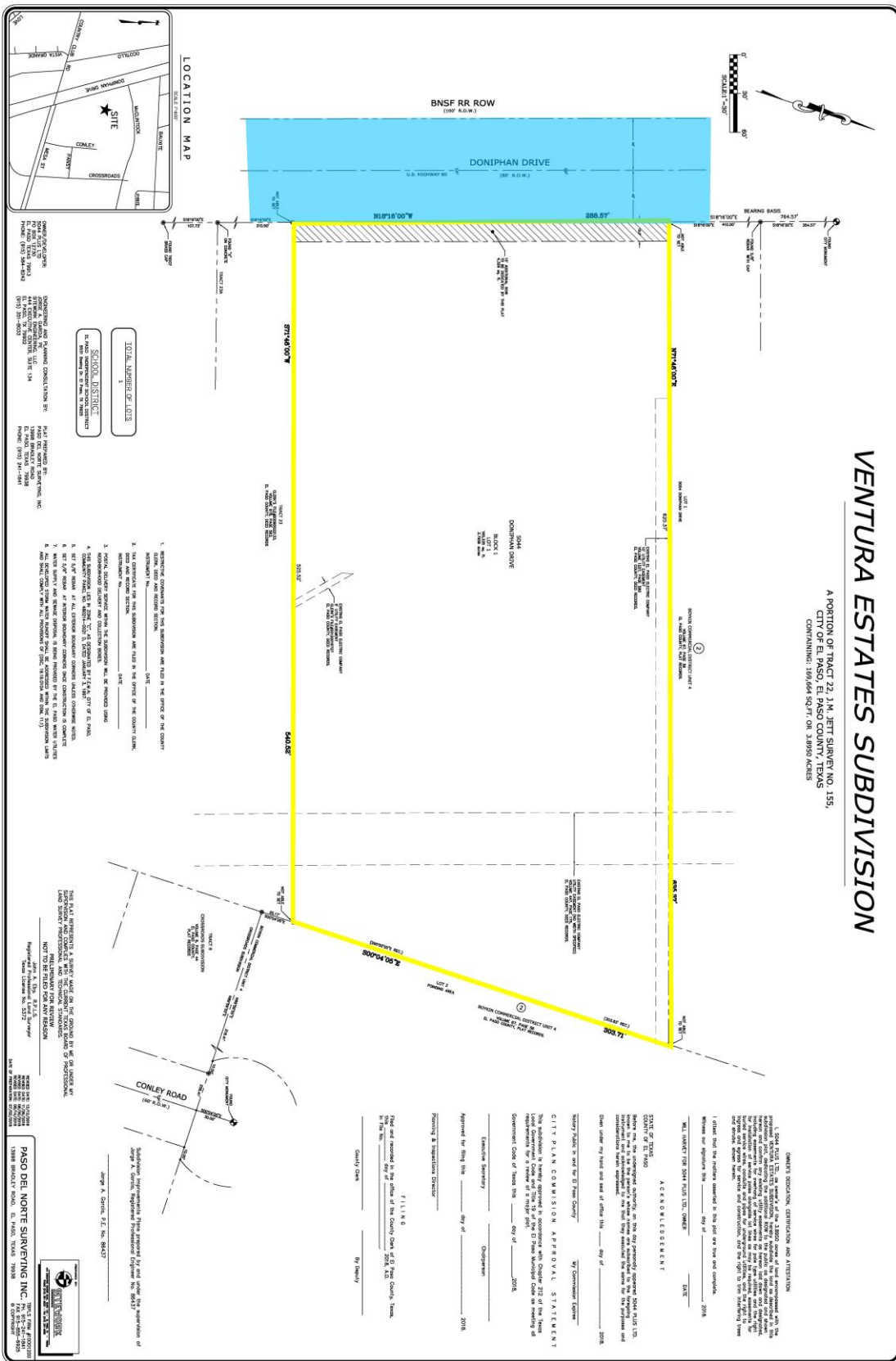
Ventura Estates



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 10-26-2018 FILE NO. SUSU18-00092
SUBDIVISION NAME: VENTURA ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACT 22, J.M. JETT SURVEY # 155
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>3.895</u>	<u>1</u>	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>3.895</u>	<u>1</u>
3. What is existing zoning of the above described property? C4 Proposed zoning? C4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No N/A
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
SHEET FLOW UNDEVELOPED TO FRONT STREET
& ON-SITE RETENTION OF DIFF.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception
SEE EXCEPTION ENCLOSED.
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record 5044 PWS LTD.
PO BOX 12730, ELP TX 79913 915-584-8242
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer SITWORK ENGINEERING
444 EXECUTIVE CIR SE 134, ELP TX 915-351-8033
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE _____

REPRESENTATIVE SIGNATURE _____

REPRESENTATIVE CONTACT (PHONE) 915-351-8033

REPRESENTATIVE CONTACT (E-MAIL) jgarcia@sitworkengineering.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5



January 24, 2019

Mrs. Brenda Cantu
CITY OF EL PASO - Planning & Inspections Department
801 Texas St.
El Paso, Texas 79901

RE: SUBDIVISION APPLICATION – EXCEPTION REQUEST
PROJ: VENTURA ESTATES SUBDIVISION, 5044 DONIPHAN DR.
PERMIT NO.: SUFR18-00122

Mrs. Cantu,

On behalf of the Owner, I am submitting this exception requests for the above mentioned subdivision. The exceptions are the following:

- **Exception 1: Waiver of Street Improvements.** We request the waiver of the street improvements. Includes new curbing, additional paving & new hike/bike lane. Per code section 19.10.05.

If you have any questions, or need further information, please do not hesitate to contact me at (915) 351-8033.

Sincerely,
SiteWork Engineering, LLC

A handwritten signature in black ink, appearing to read "J. Garcia", written over a horizontal line.

Jorge A. Garcia, PE
Owner Representative

18049 Exception Letter.docx

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902
PHONE: (915) 351-8033 • FAX: (915) 351-8055
PAGE 1

ATTACHMENT 6

PLANNING AND INSPECTION DEPARTMENT – PLANNING

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

3: Applicant shall remove all existing private encroachments into the Doniphan ROW. Applicant shall add a note to the plat specifying that all existing private encroachments will be relocated into their property.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- 1. No objections to proposed plat.

EL PASO WATER

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along Doniphan Drive, located approximately 10.5-feet west of the property line. This water main is available for service.

There is an existing 54-inch diameter water main along Doniphan Drive, located approximately 47-feet west of and parallel to the eastern right-of-way line of Doniphan Drive. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board Rules & Regulations.

EPWater records indicate one (1) 3/4-inch water service meter serving the subject property. The service address for this meter is 5044 Doniphan Drive.

Previous water pressure readings from fire hydrant #3111 located at 5120 Doniphan Drive, 670-feet south of Bauxite Avenue, has yield a static pressure of 68 psi, a residual pressure of 64 psi, and a discharge of 1,163 gallons per minute.

Sewer:

There is an existing 12-inch diameter sanitary sewer main that extends along Doniphan Drive, located approximately 80-feet west of the western property line. This sanitary sewer main is available for service.

General:

Doniphan Drive is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Doniphan Drive right-of-way requires written permission from TxDOT.

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property

and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

FIRE

No objections.

TXDOT

TXDOT requires that developments either retain developed runoff in ponds and if no improvements can be made, then the requestor has to provide backup information on historical flow that discharges to our roadway. The proposed grading and drainage plan has to include pre-development vs. post-development runoff quantities, the difference had to be retained in your property.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS

We have re-reviewed Ventura Estates Subdivision a major combination plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following "revised" comments:

Please note that this subdivision is zoned "C-4/sc" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling unit however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential uses therefore, "Park fees" will be assessed as follows:

If applicant provides copy of final signed / recorded covenants restricting all residential uses and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of \$3,900.00 based on the following calculations:

Acreage 3.8950 (rounded to two decimals) @ \$1,000.00 per acre = \$3,900.00

Please allocate generated funds under Park Zone: NW-7
Nearest Park: White Spur Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

CENTRAL APPRAISAL

No objections.

SUN METRO

No objections.

911

No comments received.